

'BARLEYFIELDS' BY LINDORES, CUPAR, FIFE, KY14 6JD



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Lindores (0.2m) Newburgh (2m), Cupar (8m), M90 (7m), Perth (14m), Dundee (17m), St Andrews (18m), Edinburgh (43m), Glasgow (60m)

9.45 acres small holding/equestrian property with a two bedroom, two public room bungalow which could easily be extended into the garage to create another two bedrooms.

Large garden sheltered by mature trees, a fruit orchard and raised vegetable beds. There are four fields totalling about 9.09 acres. There is a pole barn 15m x 10m.

Ideally for sale as a whole, although if prospective purchasers wished to purchase a smaller acreage with the house the property could be sold in two or three lots, with fields being sold off separately.

There are excellent local equestrian facilities nearby:
Lindores Equestrian (less than 1 mile away)
Dunbog (1 mile)
Highfield at Howe (4 miles)
Netherton at Aberargie (7 miles)

Offers Over: £325,000

Home Report: £330,000

EPC: Band E



mccrae&mccrae_{Ltd}
Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,
Dunfermline, Fife, KY12 7PD 01383 722454

BUNGALOW ACCOMMODATION

Ground Floor

Entrance Vestibule (S) 1.57 x 1.2 m

Partly glazed side panel externally and internally. Laminated flooring.

Hallway 3.44 x 1.57m + 1.24 x 1.07m

L-shaped, hatch to loft, access to lounge, kitchen, bathroom and bedrooms 1 & 2. Laminated flooring.

Lounge (S&W) 7.3 x 3.9m

Feature brick fireplace with tiled hearth and mantle, 3m long picture window to south, 2m long picture window to the west. Laminated flooring.

Dining Room/Study/Bedroom 3 (N) 3.50 x 2.79m

Sliding opaque doors, window to rear garden, sliding door to kitchen. Presently being used as an office.

Kitchen (N) 3.8 x 3.5m

Partly tiled vestibule to rear door. Fully fitted wall and floor units, space for electric cooker, plumbing for washing machine and dishwasher. Space for fridge. Extractor fan and immersion heater. Laminated flooring.

Lounge



Lounge with study to left



Bathroom (N) 2.61 x 2.03m

Tiled walls and floor, bath, separate shower cubicle, WC and wash hand basin.

Bedroom 2 (N) 3.67 x 3.27m

Fitted wardrobe, large window.

Bedroom 1 (S) 5.0 x 4.3m

Fitted wardrobe, large window.

Garage

Scope to extend the hall through the fitted cupboards to create bedrooms 4 & 5 in the garage. It has an up and over door and a rear pedestrian door and houses the central heating boiler.

Garden & Orchard

Garden to front, side and rear with patio. Orchard with extensive raised vegetable bed, greenhouse and garden shed 8ft x 6ft.

Additional information

Built in 1972.

Mains electricity and water, and a septic tank to the west of the house.

Oil fired central heating and full loft insulation.

Hot water is from back-boiler in fire and immersion heater.

All windows are double-glazed with additional secondary glazing.

Council tax banding – Band D

Study**Kitchen**

The Land (See plan on page 8 of particulars)

All of the fields are classified as grade 3 (1) arable land by the Macauley Institute. They are well fenced. There is mains electric fencing to all perimeter and most internal fences.

Area 0

This indicates the house, garden and shed. The shed is a pole barn with a lean-to measuring 15x10 metres. 0.37 ac

Field 1

This field lies to the west of the house. It has an access to the public road. 1.68 ac

Field 2

This field lies to the north of the shed. 1.48 ac

Field 3

This field has a stone dyke down the east side. Half an acre or so at the front edge will likely be sold to the neighbours. It has an access to the public road. 4.00 ac

Field 4

1.92 ac

9.45 ac

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends).

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents. The seller's solicitor is Susan Duff of Thorntons, Cupar.

Lounge from Dining Room/Study



Bathroom

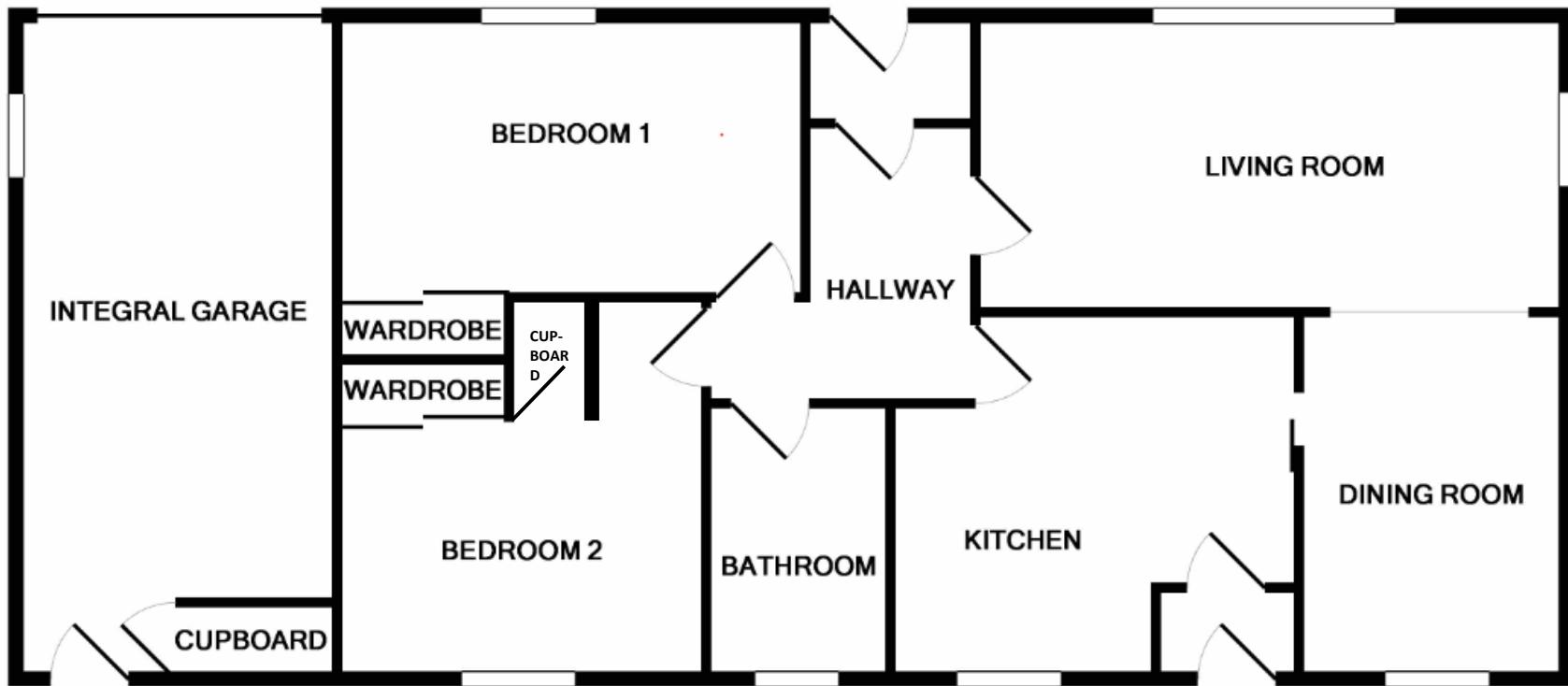


Bedroom 1



Bedroom 2





N

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key: yellow highlighted block excluded from sale.

House and steading: 0.37 acres

Field 1: 1.68 acres

Field 2: 1.48 acres

Field 3: 4 acres

Field 4: 1.92 acres



Lindores Loch (0.2 miles away)



Field 2



Field 1



Field 2



Pole Barn



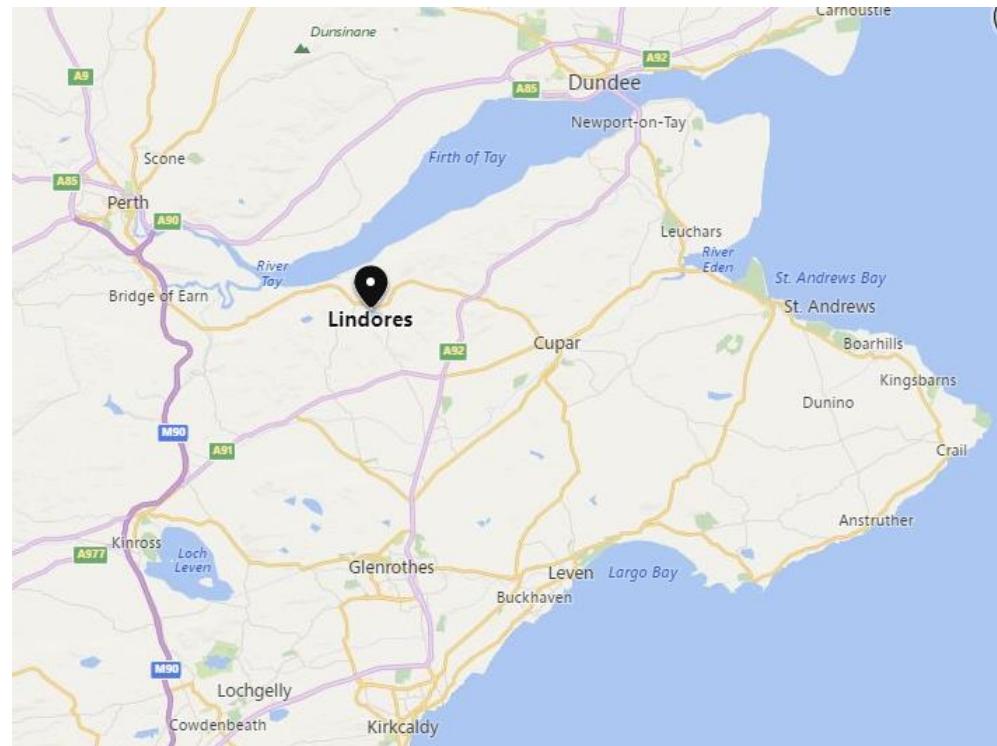
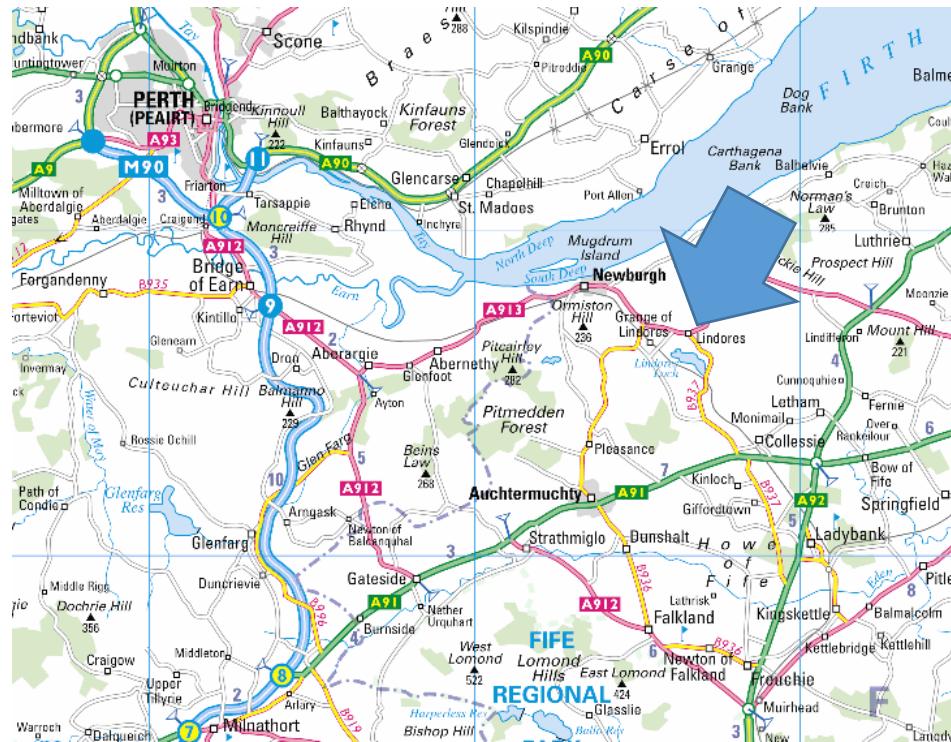
Pole Barn



West elevation of the house



The rear of the house



DIRECTIONS: From Perth, take the M90 south and exit at junction 9 Bridge of Earn. Take the A912 and at the roundabout take the first exit for the A913 to Newburgh. Travel through Abernethy and Newburgh and stay on the A913 to Lindores. Travel through Lindores and Barleyfields is under half a mile outside the village on the left hand side.

From Edinburgh take the M90 north and exit at junction 8. In Auchtermuchty take B936 to Lindores. Turn right onto the A913 through Lindores and Barleyfields is less than half a mile from the village on the left hand side. From St Andrews take the A91 and head through Cupar. In Cupar turn right onto the A913. Follow the A913 towards Lindores. Barleyfields is around 8 miles from Cupar, on the right hand side, a mile after Glenduckie and Dunbog and just under half a mile before the village of Lindores.

AMENITIES: Lindores is a small village on the north east side of Lindores Loch, which is 0.2 miles to the west of Barleyfields. The loch area is a site of Special Scientific Interest known for its flora and fauna and a beautiful area to walk in. Newburgh has a local craft centre, gallery, craft groups and Muckmedden mountain biking events. Nearby Goldenloch Fishery (open all year round) and Golden Loch are excellent fishing locations. Primary schooling is at Dunbog (1m) and Newburgh (2m). Bell Baxter secondary is at Cupar (8m). These centres provide excellent local shops, amenities and sporting facilities. Perth is only 14 miles away. Falkland Palace and estate offer tennis and cricket facilities. There are over 40 nearby golf courses locally.